



WORRALL HILL

Guide price **£325,000**



NEW HOUSE

24a Worrall Hill, Lydbrook, GL17 9QE



Detached three bedroom family home
Generous & private rear garden
Modern throughout

Welcome to this stunning 3-bedroom detached new build property, nestled in the heart of the charming village of Worrall Hill, Lydbrook. Worrall Hill is known for its scenic beauty and friendly community, providing an idyllic setting while being within easy reach of local amenities and transport links.



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KEY FEATURES

- Modern three bed detached house
- Finished to a high standard throughout
- Located in a popular village
- Close to local schools & amenities
- En-suite to principal bedroom
- Off road parking for multiple vehicles



STEP INSIDE



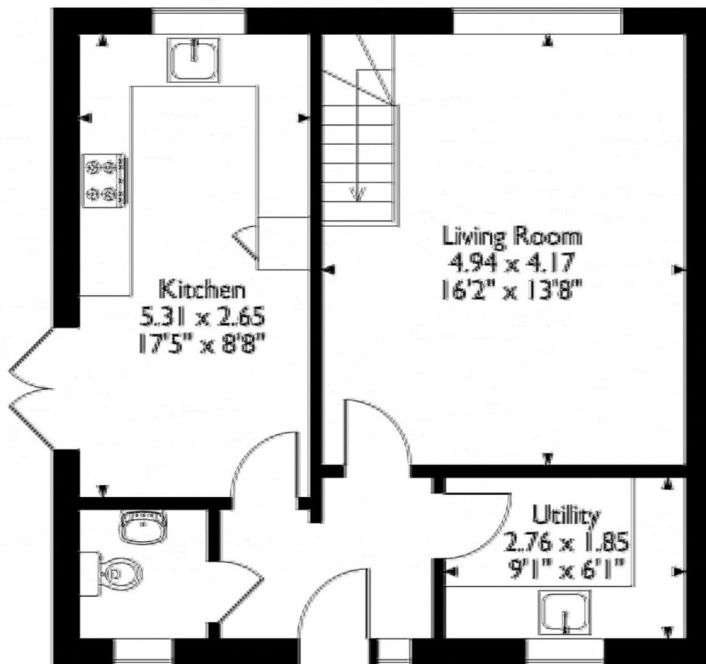
Upon entering the property, you are greeted by a beautifully finished interior that showcases high standards throughout. The ground floor features a contemporary kitchen.

This space is complemented by top-of-the-line appliances and ample storage, ensuring a functional yet stylish cooking space. Adjacent to the kitchen is a spacious living room, offering a warm and inviting atmosphere perfect for relaxation and entertaining with family and friends.

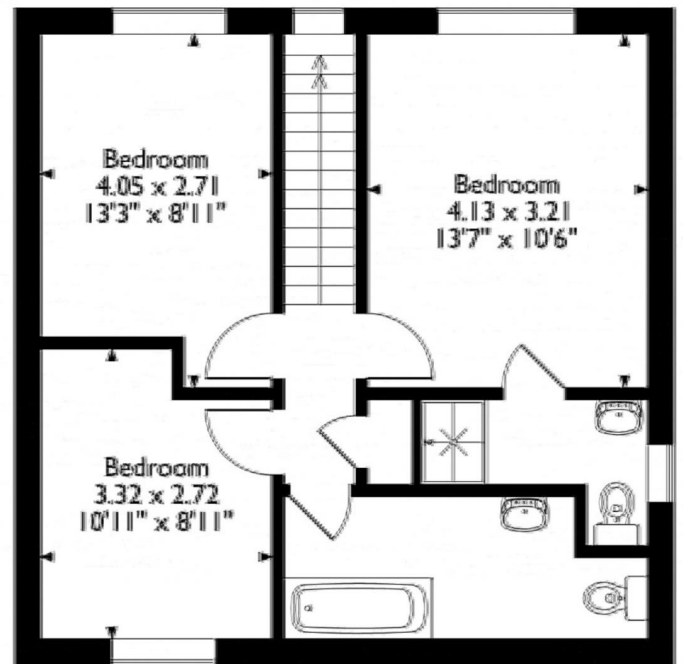
The ground floor also includes a convenient utility room, which provides additional storage and space for appliances, enhancing the practicality of the home.

A well-placed ground floor WC adds to the convenience.

Approximate Gross Internal Area 96 Sq M/1034 Sq Ft



Ground Floor



First Floor

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

Ascending to the first floor, you will find three well-proportioned bedrooms.

The principal bedroom is bright and airy with the advantage of an ensuite. The second bedroom is equally spacious and ideal for family or guests.

The third bedroom is versatile and can be used as a child's room, guest room, or home office.

A modern and stylish family bathroom, featuring high-quality fittings and finishes, completes the first floor.

STEP OUTSIDE



The exterior of the property is equally impressive. The front provides off-road parking for two or more cars. The rear garden is primarily laid to lawn, offering a generous outdoor space.

Additionally, a patio area provides an ideal spot for outdoor dining and entertaining, making the garden a perfect extension of the living space.

INFORMATION

Postcode: GL17 9QE

Tenure: Freehold

Tax Band: D

Heating: Gas LPG

Drainage: Mains

EPC: C





DIRECTIONS

From Lydbrook Memorial Hall head south east towards New Road, turn right onto Glendere then take the first left onto Camomile Gardens. Turn left onto Valley Road at the end of the road turn left and the property will be on your left hand side.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92-100	A		89
81-91	B		
69-80	C	76	
55-68	D		
39-54	E		
21-38	F		
1-20	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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